

Single Family Residence **RESIDENTIAL**

22350 BLOSSOM DR

ROCKY RIVER, OH 44116

\$480,978 TopHap Estimate · \$368 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,308 ft²

LIVING AREA

0.22 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$481K

\$417K low

\$545K high

Last Sale

\$455,000 · Aug 26, 2025

Est. Owner Equity

\$480,978

TAX & ASSESSMENT

Property Tax	\$6,302 (2025)
Assessed Value	\$114,380
Assessor Market Value	\$326,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CUYAHOGA
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 219 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 1, 2025	Financing	Intrafamily Transfer			
Aug 25, 2025	Resale	Warranty Deed	\$455,000	\$348	
Mar 19, 2018	Resale	Grant Deed	\$230,000	\$176	\$219K
Jan 11, 2014	Resale	Warranty Deed	\$142,000	\$109	\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.9 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.0 mi
Rocky River Middle School	Middle	6–8	1.3 mi

District: Rocky River City School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 44116

52 CRIME INDEX	105 AIR POLLUTION	22,175 POPULATION	\$96K MEDIAN IN-COME	50°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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